



THE CITY OF SAN DIEGO

REPORT TO THE PLANNING COMMISSION

DATE ISSUED: April 10, 2008 **REPORT NO.** PC-08-033

ATTENTION: Planning Commission, Agenda of April 17, 2008

SUBJECT: CHOLLAS ROAD RESIDENCE - PROJECT NO. 93443
PROCESS 4

**OWNER/
APPLICANT:** Charles A. Merryman (Attachment 11)
Gary Taylor

SUMMARY

Issue(s): - Should the Planning Commission approve a Planned Development Permit, Site Development Permit, and Tentative Map to subdivide a lot into six parcels and construct five single family dwellings with attached garages with deviations on a 0.72 acre lot in the Mid-City Community Plan area?

Staff Recommendations:

1. **CERTIFY** Negative Declaration No. 93443; and
2. **APPROVE** Planned Development Permit No. 301545, Site Development Permit No. 301546, and Tentative Map No. 301543 with conditions (Attachments 7 and 9).

Community Planning Group Recommendation: On October 10, 2006, the Eastern Area Community Planning Committee voted 12-0-0 to recommend approval of the project with no conditions (Attachment 10).

Environmental Review: A Negative Declaration No. 93443, has been prepared for the project in accordance with State of California Environmental Quality Act (CEQA) Guidelines.

Fiscal Impact Statement: None associated with this action. All costs associated with the processing for this project are paid by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The residential designation within the Mid-City Community Plan allows a maximum of five homes to be constructed on the proposed site. The proposed project's use does not adversely affect the goals and objectives of the community plan. This proposed project is required to comply with the inclusionary housing requirements, which are conditions of the proposed Tentative Map, Site Development Permit, and Planned Development Permit (Attachment 7 and 9). The applicant has chosen to pay in-lieu fees due at the issuance of a building permit in place of providing affordable units on-site in accordance with the City's Inclusionary Housing Ordinance.

BACKGROUND

The 0.72-acre site is located at 2949 Chollas Road in the RS-1-7 zone of the Central Urbanized Planned District within the Mid-City Community Planning area. The site consists of a single parcel designated Single-Family Residential with a density range of 6-10 dwelling units per acre (Attachment 2). The surrounding area is developed with single family homes. The site is flat, has been previously disturbed, and is currently undeveloped. Environmentally sensitive resources exist on the site as the project is partially within the 100-year flood plain.

A Tentative Map is required in accordance with San Diego Municipal Code section 125.0440 to subdivide a single lot into six parcels.

A Planned Development Permit is required to allow for deviations to street frontage and lot width.

A Site Development Permit is required for development on environmentally sensitive lands in the form of the 100-year flood plain fringe.

DISCUSSION

Project Description:

The project proposes a six-lot subdivision consisting of five residential lots (lots 1-5) and one lot for a private drive (lot 5), for the development of five single family homes with garages on individual lots, a private driveway, and utility easement. The lots will be accessed from a private driveway off of Chollas Road. The site is an irregular shaped, remnant parcel of land located between established subdivisions (Attachment 5). The subject lot has been previously disturbed from past grading due to the development of the homes adjacent to the project site (Attachment 1). The proposed homes will be two stories and contain 1,628 square feet in gross floor area constructed on lots averaging 5,068 square feet. Each home will consist of four bedrooms, two and half baths, a kitchen, dining room, and a two car garage. The private drive will be surfaced with a combination of concrete and decorative paving. Each home will be have front and back yards for passive and active recreational use.

Community Plan Analysis:

The project proposes the subdivision of a single lot into six parcels with five single family dwellings. The 0.72-acre site is located in the Eastern Area Neighborhood of the Mid-City Communities Plan and designated for single-family residential with a density range of 6-10 dwelling units per acre. The Land Use Element of the Mid-City Communities Plan recommends that new development reflect neighborhood character in terms of height, setbacks, massing, landscaping, roofs, windows, front porches, street facade, and architectural details. The proposed project incorporates the goals and recommendations of the land use element by providing street trees equally spaced, adequate street lighting for safety and surveillance, landscape, usable open space area, an architectural entry element, and sidewalks along the sides of the private drive to connect the residences to the street.

The community plan recommends that garages be set back from the front of the principal structure. The project as proposed, provides garages in front of the habitual structure. As an alternative to the garage setback and to allow the homes to benefit from as much useable open space as possible, the project is proposing a covered entry feature to be placed five feet in front of the garages. The feature will include a roof element matching that of the associated home and a garden wall with stone veneer (Attachment 5). The project is also proposing doors and windows to face the street to promote a sense of community. A combination of building materials, in addition to stucco and sustainable design features such as drought tolerant landscaping, will be incorporated into the project. Therefore the proposed project meets the purpose and intent of the land use element of the plan and will not have an adverse impact on the community.

Environmental Analysis:

The City of San Diego conducted an environmental analysis which determined that the proposed project would not have a significant environmental impact on the site or surrounding area and as such, a Negative Declaration was prepared. The project is located approximately a quarter mile from Chollas Creek and outside of the Chollas Creek Flood Way. However, the project is partially within the Special Flood Hazard Area (SFHA). Flood Insurance Rate Map, Panel 1902 of 2375, Map No. 06073C1902, indicates a portion of the project is within the 100-year flood plain with an average flood depth of one to two feet. To offset impacts due to potential flooding, Tentative Map condition numbers 11-14 require the lowest floor of the homes within the SFHA be constructed two feet above the Base Flood Elevation (Attachment 8).

Project-Related Issues:

Deviations:

The proposed project includes deviations to lot dimensions and setbacks. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit ordinance. Staff has concluded that the proposed deviations will not adversely affect the Progress Guide and General

Plan or the Mid-City Community Plan and that they are minor deviations as allowed by the Planned Development Permit. The following are the proposed deviations:

Street Frontage		
Lots	Proposed Frontage	Required Frontage
1-4	None (fronts private drive)	50 feet

Lot Width		
Lots	Proposed Width	Required Width
3-4	48 feet	50 feet

The project is requesting deviations due to site constraints which include its irregular shape, narrow frontage on the Chollas Road public-right-of-way, topography, and the proximity of adjacent development (Attachment 1). The irregular shape of the site restricts the ability to create standard new lots thus requiring four homes to deviate from lot frontage and two lots to deviate from lot width. Four homes will front the private drive.

Because of the trapezoidal shape of the lot, the site has physical constraints on design, however, the project incorporates maximum usable open space, and architectural elements promoting visual interest. The project is proposing minor deviations which will allow the development to meet the community plan's minimum density range. If a reduction in the number of lots were required, then a Community Plan Amendment would be required.

The proposed development is consistent with the design standards of the Planned Development Permit Ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project provides open space in excess of what is required. The total minimum open space area will be 11,887 square feet where 11,250 square feet is required. The open space will be in the form of front and back yards.

The associated Planned Development Permit allows flexibility in the application of development regulations for projects where strict application of the base zone development regulations would restrict design options and result in a less desirable project. Staff can support the proposed deviations as the project conforms to the Mid-City Community Plan through sensitive design practices. The proposed project is consistent in density with adjacent subdivision by providing one dwelling per lot. In addition, the project is an infill design that will incorporate architectural elements that are characteristic of the existing developments in the neighborhood by providing two story single family homes with stucco exteriors.

In terms of project benefits, the proposed project is consistent with the purpose and intent of the Planned Development Permit Ordinance by incorporating the design criteria for residential developments and providing open space in excess of what is required. The project will provide additional housing stock for the community. The project is anticipated to visually enhance the vacant site and the neighborhood by constructing five single family homes with stucco exteriors, composite Spanish tile roofs, dual glazed vinyl windows, and a covered entry element with stone

veneer siding. The proposed street trees and landscape will be consistent with the adjacent single family home and be comprised of drought tolerant plants to enhance a sustainable design feature.

The project is providing infill development on a remnant, irregularly shaped parcel. Minor deviations to the lot standards have been incorporated into the project design to achieve the allowable density. The project has incorporated additional requirements such as excess open space with each home in accordance with the Planned Development Permit regulations and has been determined to be consistent with the Planned Development Ordinance. Therefore, the proposed development is appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

CONCLUSION:

Staff has reviewed the proposed project and has determined the project is in conformance with all applicable sections of the San Diego Municipal Code Sections. Staff has concluded that the proposed deviations will not adversely affect the Progress Guide, the General Plan, or the Mid-City Community Plan. Staff has determined the required findings can be supported as the project meets the applicable San Diego Municipal Code requirements regulating single-dwelling development, therefore, staff recommends approval of the project as proposed.

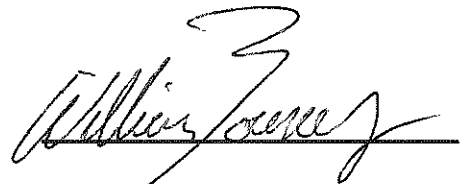
Alternatives

1. **Recommend Approval** of Planned Development No. 301545, Tentative Map No. 301543, and Site Development Permit No. 310546.
2. **Recommend Denial** of Planned Development No. 301545, Tentative Map No. 301543, and Site Development Permit No. 301546.

Respectfully submitted,



Mike Westlake
Program Manager
Development Services Department



William Zounes
Development Project Manager
Development Services Department

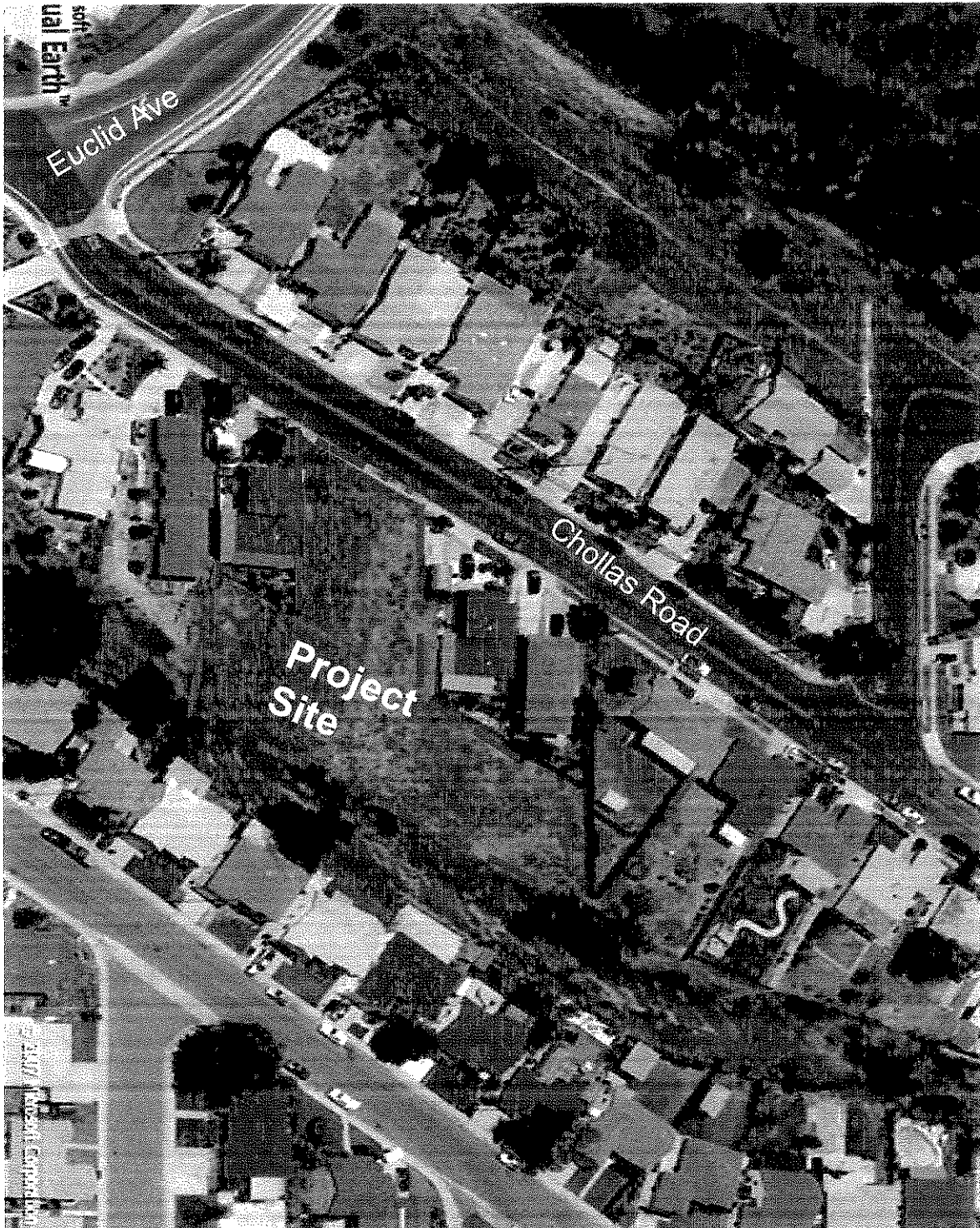
Attachments:

1. Aerial Photograph

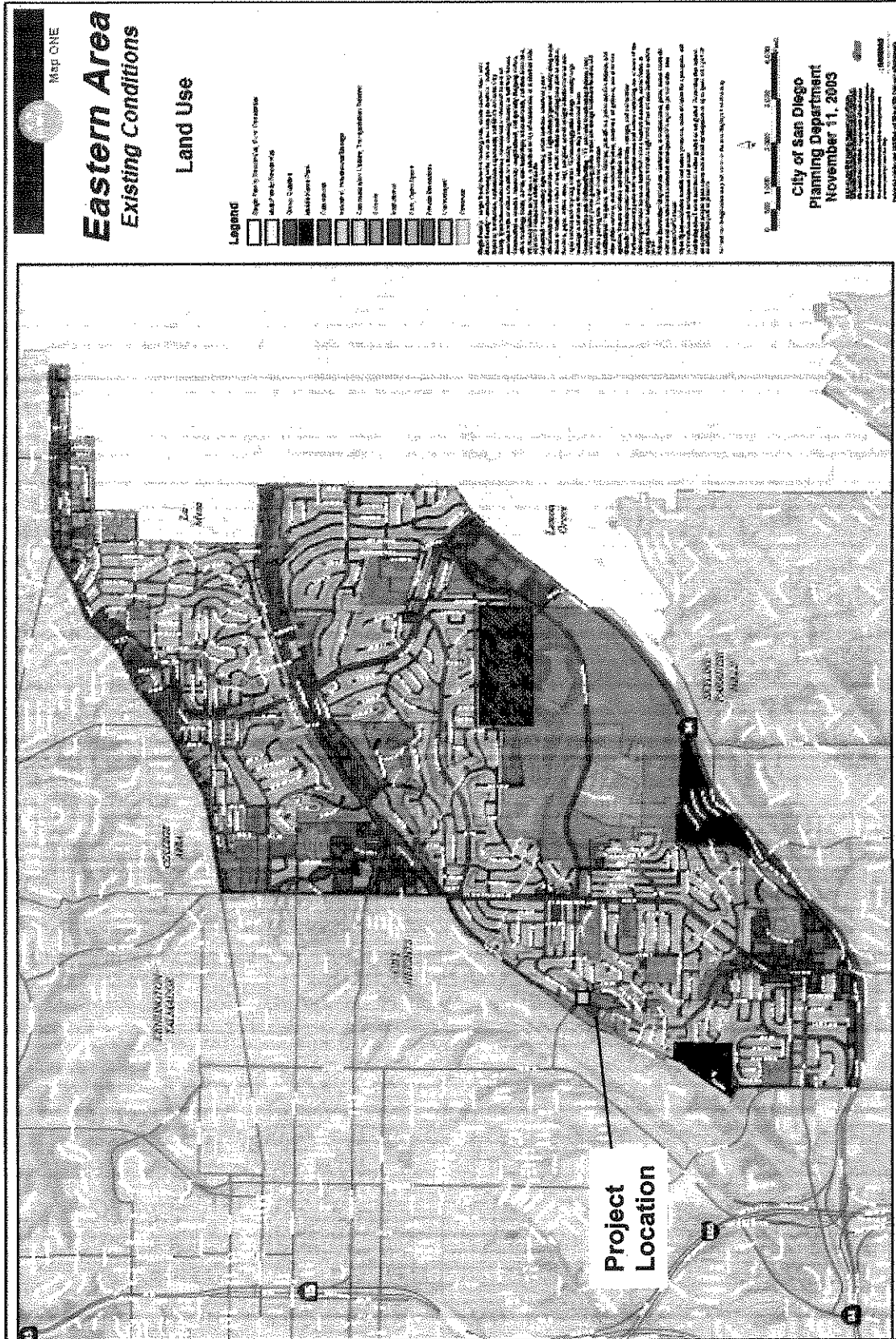
3. Project Location Map
4. Project Data Sheet
5. Project Plans
6. Tentative Map
7. Draft Permit with Conditions
8. Draft Permit Resolution with Findings
9. Draft Tentative Map Resolutions and Conditions
10. Community Planning Group Recommendation
11. Ownership Disclosure Statement
12. Project Chronology
13. Site Rendering

N →

Attachment 1 Aerial Photograph of Site



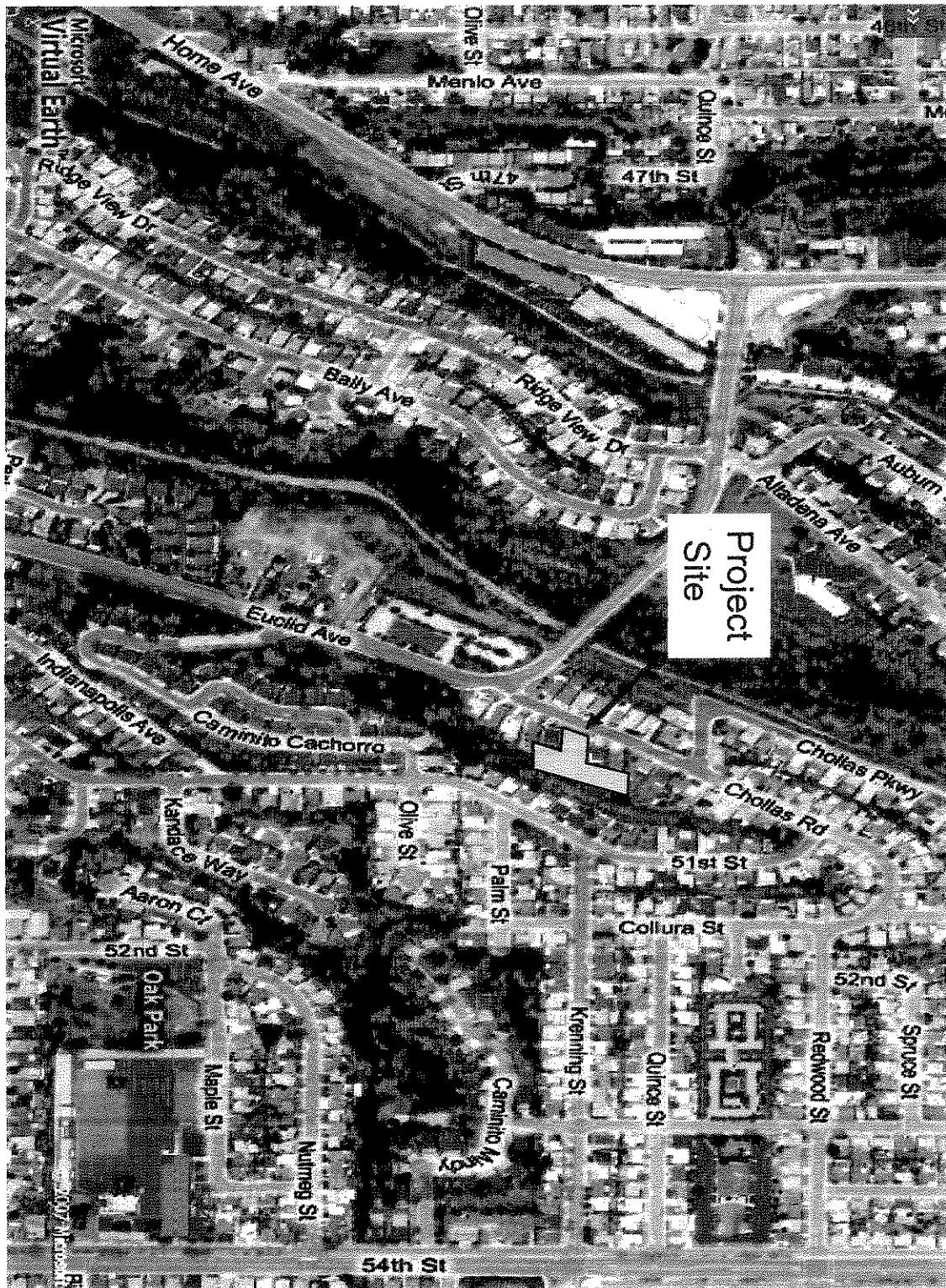
Attachment 2 Community Plan Land Use Map





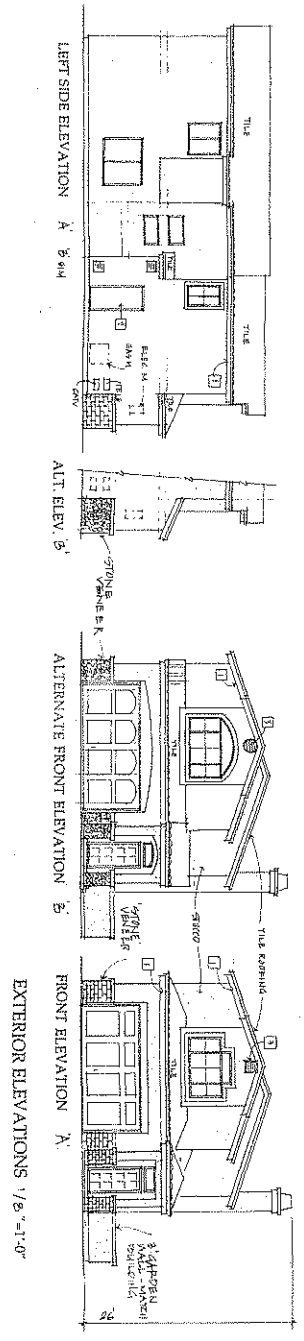
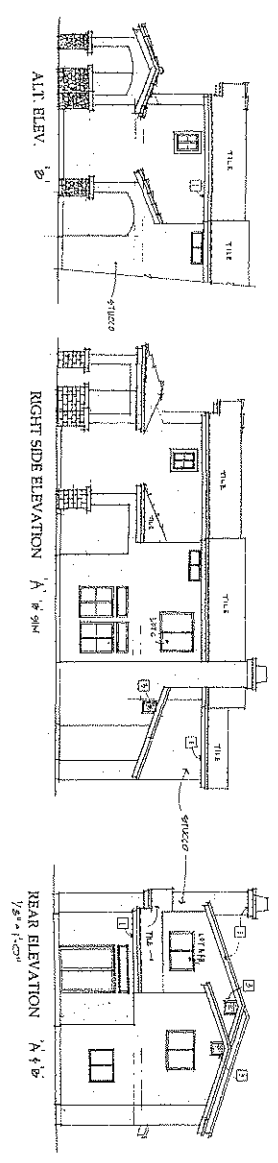
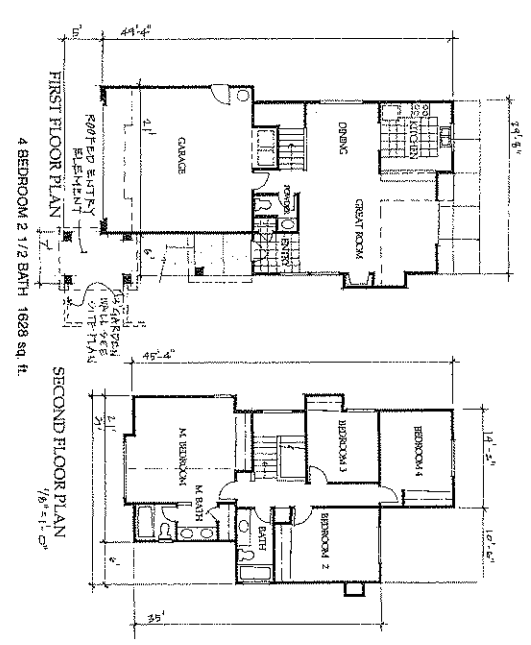
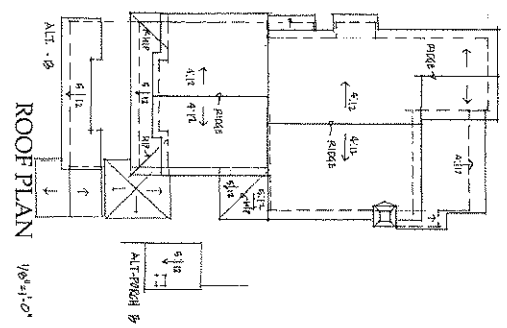
Attachment 3

Project Location Map



PROJECT DATA SHEET		
PROJECT NAME:	Chollas Road Residence – PTS#93443	
PROJECT DESCRIPTION:	Construction of five single family residences on a 0.717 acre lot located at the 2800 block of Chollas Road.	
COMMUNITY PLAN AREA:	Mid-City Community Plan	
DISCRETIONARY ACTIONS:	Site Development Permit, Tentative Map, and Planned Development Permit	
COMMUNITY PLAN LAND USE DESIGNATION:		
<p align="center"><u>ZONING INFORMATION:</u></p> <p align="center">ZONE: RS-1-7; (Residential Single Unit)</p> <p align="center">HEIGHT LIMIT: 30-Foot max. height limit</p> <p align="center">LOT SIZE: 5,000 square-foot minimum lot size.</p> <p align="center">FLOOR AREA RATIO: .59 maximum (for lots between 5,001-6,000 sq. ft.)</p> <p align="center">FRONT SETBACK: 15- feet</p> <p align="center">SIDE SETBACK: 4-feet</p> <p align="center">STREETSIDE SETBACK: N/A</p> <p align="center">REAR SETBACK: 13-feet.</p> <p align="center">PARKING: 2 per home</p>		
<u>ADJACENT PROPERTIES:</u>	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Single-Family Residential RS-1-7	Residential
SOUTH:	Single-Family Residential RS-1-7	Residential
EAST:	Single-Family Residential RS-1-7	Residential
WEST:	Single-Family Residential RS-1-7	Residential
DEVIATIONS OR VARIANCES REQUESTED:	1. Lots 1 through 4 are deviating from minimum street frontage requirement. 2. Lot 4 and 3 deviating from lot width	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On October 10, 2006, the Eastern Area Community Planning Committee voted 12-0-0 to recommend approval of the project with no conditions	

ASSOCIATES, INC.
SAN DIEGO, CALIFORNIA
1000 3RD AVE.
SUITE 200
SAN DIEGO, CA 92101
TEL: 619.594.1111
FAX: 619.594.1112



CHOLLAS ROAD RESIDENCES

PLANNED
DEVELOPMENT
PERMIT
CHOLLAS ROAD
RESIDENCES
REVISION 8 10-18-07
REVISION 7 10-18-07
REVISION 6 10-18-07
REVISION 5 10-18-07
REVISION 4 10-18-07
REVISION 3 10-18-07
REVISION 2 10-18-07
REVISION 1 10-18-07
OK'D DATE 5-28-09
FLOOR PLANS
ELEVATIONS
Sheet 2 PCH
pss # 93443

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

SPACE ABOVE THIS LINE FOR RECORDER'S USE

JOB ORDER NUMBER: 425864

SITE DEVELOPMENT PERMIT NO. 301546
PLANNED DEVELOPMENT PERMIT NO. 301545
CHOLLAS ROAD RESIDENCES PROJECT NO. 93443
PLANNING COMMISSION
DRAFT

This SDP No. 301546 and PDP No. 301545 granted by the Planning Commission of the City of San Diego to CHARLES MERRYMAN, Owner/ Permittee, pursuant to San Diego Municipal Code [SDMC] section 126.0502 and 126.0602. The .72 acre site is located at 2949 Chollas Road in the RS-1-7 zone of the Mid-City Community Plan. The project site is legally described as Parcel 3 of Parcel Map No. 15577, in the City of San Diego, County of San Diego, State of California as filed in the office of the County Recorder, County of San Diego;

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee to develop five single family residences on a vacant lot, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated April 17, 2008, on file in the Development Services Department.

The project shall include:

- a. Five, 1,628 square-foot, four bedroom single family homes;
- b. Deviations from the following development standards:

Street Frontage		
Lots	Proposed Frontage	Required Frontage
1-4	None	50 linear feet

Lot Width		
Lots	Proposed Width	Required Width
3-4	48 feet	50 feet

- c. Landscaping (planting, irrigation and landscape related improvements);
- d. Accessory improvements determined by the City Manager to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
4. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site

improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

8. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant.

AFFORDABLE HOUSING REQUIREMENTS:

11. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code).

ENGINEERING REQUIREMENTS:

12. The Planned Development Permit/Site Development Permit shall comply with the conditions of the Tentative Map No. 301543.

LANDSCAPE REQUIREMENTS:

13. Prior to issuance of any construction permits for public right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a 40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

14. Prior to issuance of any construction permits for buildings, complete landscape and irrigation construction documents consistent with the Land Development Manual Landscape Standards shall be submitted to the City Manager for approval. The construction documents shall be in substantial conformance with Exhibit 'A,' Landscape Development Plan, on file in the Office of the Development Services Department. Construction plans shall take into account a 40 sq-ft area around each tree which is unencumbered by hardscape and utilities as set forth under LDC 142.0403(b)5.

15. Prior to Final Inspection, it shall be the responsibility of the Permittee or subsequent Owner to install all required landscape. A "No Fee" Street Tree Permit, if applicable, shall be obtained for the installation, establishment, and on-going maintenance of all street trees.

16. All required landscape shall be maintained in a disease, weed and litter free condition at all times. Severe pruning or "topping" of trees is not permitted. The trees shall be maintained in a safe manner to allow each tree to grow to its mature height and spread.

17. The Permittee or subsequent owner shall be responsible for the maintenance of all landscape improvements in the right-of-way consistent with the Land Development Manual Landscape Standards unless long-term maintenance of said landscaping will be the responsibility of a Landscape Maintenance District or other approved entity. In this case, a Landscape Maintenance Agreement shall be submitted for review by a Landscape Planner.

18. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction document plans is damaged or removed during demolition or construction, it shall be repaired and/or replaced in kind and equivalent size per the approved documents to the satisfaction of the City Manager within 30 days of damage or prior to a Certificate of Occupancy or a Final Landscape Inspection.

PLANNING/DESIGN REQUIREMENTS:

19. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under

construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner/Permittee.

20. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

TRANSPORTATION REQUIREMENTS:

21. No fewer than 10 off-street parking spaces (2 spaces per unit) shall be maintained on the property at all times in the approximate locations shown on the approved Exhibits "A," on file in the Office of the Development Services Department. Parking spaces shall comply at all times with requirements of the Land Development Code and shall not be converted for any other use unless otherwise authorized by the City Manager.

FIRE REQUIREMENTS:

22. In lieu of providing Fire Department access, all single family residences and garages shall be equipped with a residential fire sprinkler system, satisfactory to the Fire Marshal.

WASTEWATER REQUIREMENTS:

23. All proposed sewer facilities serving this development shall be private.

24. Prior to the issuance of any building or engineering permits, the developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&R's for the operation and maintenance of private sewer facilities that serve more than one lot.

25. Prior to the issuance of any engineering permits, the developer shall obtain an Encroachment Maintenance and Removal Agreement for private sewer facilities installed in or over the public right of way.

26. Proposed private underground sewer facilities located within a single lot shall be designed to meet the requirements of the California Uniform Plumbing Code and shall be reviewed as part of the building permit plan check.

27. The developer shall design any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.

WATER REQUIREMENTS:

28. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the design and construction of the public water facilities, in a manner satisfactory to the Water Department Director and the City Engineer.

29. Prior to the issuance of any certificates of occupancy, the public water facilities, necessary to serve this development, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.

30. The Owner/Permittee agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current editions of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Public water facilities and associated easements, as shown on approved Exhibit "A," shall be modified at final engineering in accordance with accepted studies and standards.

INFORMATION ONLY:

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to payment of School Impact Fees at the time of issuance of building permits, as provided by Education Code Section 17620, in accordance with procedures established by the Director of Building Inspection.
- This development may be subject to impact fees at the time of construction permit issuance

APPROVED by the Planning Commission of the City of San Diego on April 17, 2008.

Permit Type/PTS Approval No.: 301545 and 301546
Date of Approval: April 17, 2008

AUTHENTICATED BY THE DEVELOPMENT SERVICES DEPARTMENT

William Zounes
Development Project Manager

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1180 et seq.**

**The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.**

Owner/Permittee

By _____
CHARLES MERRYMAN

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1180 et seq.**

Rev. 10/26/06 jsf

PLANNING COMMISSION
RESOLUTION NO. XXXXXX
SITE DEVELOPMENT PERMIT NO. 301546
PLANNED DEVELOPMENT PERMIT NO. 301545
CHOLLAS ROAD RESIDENCES PROJECT NO. 93443
DRAFT FINDINGS

WHEREAS, CHARLES MERRYMAN, Owner/Permittee, filed an application with the City of San Diego for a permit to develop five single family residences (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. 301545 and 301546), on portions of a 0.72 acre site;

WHEREAS, the project site is located at 2949 Chollas Road in the RS-1-7 zone(s) of the Mid-City Community Plan area;

WHEREAS, the project site is legally described as Parcel 3 of Parcel Map No. 15577, in the City of San Diego, County of San Diego, State of California as filed in the office of the County Recorder, County of San Diego;

WHEREAS, on April 17, 2008, the Planning Commission of the City of San Diego considered Site Development Permit No. 301546 and Planned Development Permit No. 301545 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego as follows:

That the Planning Commission adopts the following written Findings, dated April 17, 2008.

FINDINGS:

Site Development Permit - Section 126.0504

A. Findings for all Site Development

1. The proposed development will not adversely affect the applicable land use plan;

The project proposes the subdivision of a single lot into six parcels with five single family dwellings. The 0.72-acre site is located in the Eastern Area Neighborhood of the Mid-City Communities Plan and designated for single-family residential with a density range of 6-10 dwelling units per acre. The Land Use Element of the Mid-City Communities Plan recommends that new development reflect neighborhood character in terms of height, setbacks, massing, landscaping, roofs, windows, front porches, street facade, and architectural details. The proposed project incorporates the goals and recommendations of the land use element by providing street trees equally spaced, adequate street lighting for safety and surveillance, landscape, usable open space area, an architectural entry element, and sidewalks along the sides of the private drive to connect the residences to the street.

The community plan recommends that garages be set back from the front of the principal structure. The project as proposed, provides garages in front of the habitual structure. As a alternative to the garage setback and to allow the homes to benefit from as much useable open space as possible, the project is proposing a covered entry feature to be placed five feet in front of the garages. The feature will include a roof element matching that of the associated home and a garden wall with stone veneer (Attachment 5). The project is also proposing doors and windows to face the street to promote a sense of community. A combination of building materials, in addition to stucco and a sustainable design features such as drought tolerant landscaping, will be incorporated into the project. Therefore the proposed project meets the purpose and intent of land use element of the plan and will not have an adverse impact on the community.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and;

The project proposes the subdivision of a single lot into six parcels with five single family dwellings. The City of San Diego conducted an environmental analysis which determined that the proposed project would not have a significant environmental impact on the site or surrounding area. The project is located approximately a quarter mile from Chollas Creek and outside of the Chollas Creek Flood Way. However, the project is partially within the Special Flood Hazard Area (SFHA). Flood Insurance Rate Map, Panel 1902 of 2375, Map No. 06073C1902 indicates a portion of the project is within the 100-year flood plain with an average flood depth of one to two feet. To offset potential impacts due to flooding, Tentative Map condition require the lowest floor of the homes within SFHA be constructed two feet above the Base Flood Elevation. In addition, the permit controlling this development contains other conditions addressing compliance with the City's regulations and other regional, State and Federal regulations to prevent detrimental impacts to the health, safety, and welfare of persons residing in the area. All Uniform Building, Fire, Plumbing, Electrical, and Mechanical Codes governing the construction and continued operation of the development apply to this site to prevent adverse affects to those persons or other properties in the vicinity.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project proposes a six lot subdivision for the development of five single family homes with garages on individual lots, and a private driveway. Development of the proposed site will meet the required regulations and development criteria of the RS-1-7 zone in all areas except the following:

Street Frontage		
Lots	Proposed Frontage	Required Frontage
1-4	None (fronts private drive)	50 feet

Lot Width		
Lots	Proposed Width	Required Width
3-4	48 feet	50 feet

The project is requesting deviations due to site constraints which include its irregular shape, narrow frontage on the Chollas Road public-right-of-way, topography, and the proximity of adjacent development (Attachment 1). The irregular shape of the site restricts the ability to create standard new

lots thus requiring four homes to deviate from lot frontage and two lots to deviate from lot width. Four homes will front the private drive.

Because of the trapezoidal shape of the lot, the site has physical constraints on design, however, the project incorporates maximum usable open space, and architectural elements promoting visual interest. The project is proposing minor deviations which will allow the development to meet the community plan's minimum density range. If a reduction in the number of lots were required, then a Community Plan Amendment would be required.

The proposed development is consistent with the design standards of the Planned Development Permit Ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project provides open space in excess of what is required. The total minimum open space area will be 11,887 square feet where 11,250 square feet is required. The open space will be in the form of front and back yards.

The project is providing infill development on a remnant, irregularly shaped parcel. Minor deviations to the lot standards have been incorporated into the project design to achieve the allowable density. The project has incorporated additional requirements such as excess open space with each home in accordance with the Planned Development Permit regulations and has been determined to be consistent with the Planned Development Ordinance. Therefore, the proposed development is appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

B. Supplemental Findings--Environmentally Sensitive Lands

1. The site is physically suitable for the design and siting of the proposed development and the development will result in minimum disturbance to environmentally sensitive lands;

The proposed project is the subdivision of six lots and construction of five homes within in the Mid-City Community planning area. The site contains environmentally sensitive lands in the form of being within the Special Flood Hazard Area 100-year flood plain. No other environmentally sensitive lands exist on the site. The property is flat and has been completely disturbed from previous grading due to single family developments surrounding the site. A Negative Declaration was prepared for the project as it was determined that no environmental resource would be impacted and no mitigation measures would be required. To address the 100-year flood plain issue, conditions have been incorporated in the Tentative Map which require the pad elevation for each home be constructed so the homes are two feet above the base flood elevation. Therefore, the project would result in minimum disturbance to environmentally sensitive lands.

2. The proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazards;

The project proposes the subdivision of a single lot into six parcels with five single family dwellings. The City of San Diego conducted an environmental analysis which determined that the proposed project would not have a significant environmental impact on the site or surrounding area. The project is located approximately a quarter mile from Chollas Creek and outside of the Chollas Creek Flood Way. However, the project is partially within the Special Flood Hazard Area (SFHA). Flood Insurance Rate

Map, Panel 1902 of 2375, Map No. 06073C1902 indicates a portion of the project is within the 100-year flood plain with an average flood depth of one to one feet. To offset potential impacts due to flooding, Tentative Map conditions require the lowest floor of the homes within SFHA be constructed two feet above the Base Flood Elevation. The site is relatively flat and has been previously graded due to the development of surrounding single family homes. However, the site will be 100 percent graded which will require 65 cubic yards of cut and 1,500 cubic yards of fill. The site is located in Geologic Hazard Category 32 according to the City of San Diego Seismic Safety Map. The site is considered to have a low potential for soil liquefaction due to the presence of fluctuating groundwater elevation and their location within a minor drainage course. No geologic hazards of sufficient magnitude are expected to preclude the proposed construction of the single family residence. Therefore, the proposed development will minimize the alteration of natural land forms and will not result in undue risk from geologic and erosional forces, flood hazards, or fire hazard.

3. The proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

The project proposes the subdivision of a single lot into six parcels with five single family dwellings. The City of San Diego conducted an environmental analysis which determined that the proposed project would not have a significant environmental impact on the site or surrounding area. The site is relatively flat and has been previously graded due to the development of single family homes surrounding the site. The project is located approximately a quarter mile from Chollas Creek and outside of the Chollas Creek Flood Way. However, the project is partially within the Special Flood Hazard Area (SFHA). Flood Insurance Rate Map, Panel 1902 of 2375, Map No. 06073C1902 indicates a portion of the project is within the 100-year flood plain with an average flood depth of one to one feet. To offset impacts due to flooding, Tentative Map condition numbers 11-14 requires the lowest floor of the homes within SFHA be constructed two feet above the Base Flood Elevation. Therefore, the proposed development will be sited and designed to prevent adverse impacts on any adjacent environmentally sensitive lands;

4. The proposed development will be consistent with the City of San Diego's Multiple Species Conservation Program (MSCP) Subarea Plan;

The proposed project is not within the Multiple Species Conservation Program (MSCP) Subarea Plan, therefore, the subject finding is not applicable to the project.

5. The proposed development will not contribute to the erosion of public beaches or adversely impact local shoreline sand supply; and

The site is not adjacent to public beaches, therefore the development will not adversely impact local shoreline sand supply.

6. The nature and extent of mitigation required as a condition of the permit is reasonably related to, and calculated to alleviate, negative impacts created by the proposed development.

The proposed project does not require environmental mitigation.

Planned Development Permit - Section 126.0604

A. Findings for all Planned Development Permits

1. The proposed development will not adversely affect the applicable land use plan;

The proposed project will not adversely affect the applicable land use plan as described in Site Development Permit Finding number 1.

2. The proposed development will not be detrimental to the public health, safety, and welfare;

The proposed development will not be detrimental to the public health, safety, and welfare as described in Site Development Permit Finding number 2.

3. The proposed development will comply with the regulations of the Land Development Code;

The proposed development will comply with the applicable regulations of the Land Development Code as described in Site Development Permit Finding number 3.

4 The proposed development, when considered as a whole, will be beneficial to the community; and

The project proposes a six lot subdivision for the development of five single family homes with garages on individual lots, and a sixth lot proposed as a private driveway. The project site is designated for residential at a density of 6-10 dwelling unit per acre in accordance with the Mid-City Community Plan, the Progress Guide and General Plan. The designation characterizes a majority of the Mid-City Eastern Area Neighborhood community, and is typified by conventional single-family detached homes on individual lots.

The proposed development will allow for the construction of additional housing stock for the community and will result in a development that is consistent with the Mid-City Community Plan. One goal of the Mid-City Community Plan is to maintain planned residential land use intensities to ensure conservation of neighborhood character. The project will visually enhance the neighborhood by constructing homes similar in style and character to surrounding homes in the area. In addition, the project will increase the regional housing supply within walking distance to schools and parks. Therefore, when considered as a whole, the project will be beneficial to the community.

5. Any proposed deviations pursuant to Section 126.0602(b)(1) are appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

The project proposes a six lot subdivision for the development of five single family homes with garages on individual lots, and a private driveway. The proposed project includes deviations to lot dimensions for newly created lots. The deviations were analyzed by staff to determine consistency with the goals and recommendations of the community plan and the purpose and intent of the Planned Development Permit ordinance. Staff has concluded that the proposed deviations will not adversely affect the Progress Guide

and General Plan and the Mid-City Community Plan and that they are minor deviations as allowed by the Planned Development Permit. The following are the proposed deviations:

Street Frontage		
Lots	Proposed Frontage	Required Frontage
1-4	None	50 feet

Lot Width		
Lots	Proposed Width	Required Width
3-4	48 feet	50 feet

The project is requesting deviations due to site constraints which include its irregular shape, narrow frontage on the Chollas Road public-right-of-way, topography, and the proximity of adjacent development (Attachment 1). The irregular shape of the site restricts the ability to create standard new lots thus requiring four homes to deviate from lot frontage and two lots to deviate from lot width. Four homes will front the private drive.

Because of the trapezoidal shape of the lot, the site has physical constraints on design, however, the project incorporates maximum usable open space, and architectural elements promoting visual interest. The project is proposing minor deviations which will allow the development to meet the community plan's minimum density range. If a reduction in the number of lots were required, then a Community Plan Amendment would be required.

The proposed development is consistent with the design standards of the Planned Development Permit Ordinance which requires a comparative analysis of the surrounding development, open space requirements and conformance to the community plan. The project provides open space in excess of what is required. The total minimum open space area will be 11,887 square feet where 11,250 square feet is required. The open space will be in the form of front and back yards.

In terms of project benefits, the proposed project is consistent with the purpose and intent of the Planned Development Permit Ordinance by incorporating the design criteria for residential developments and providing open space in excess of what is required. The project will provide additional housing stock for the community. The project is anticipated to visually enhance the vacant site and the neighborhood by constructing five single family homes with stucco exteriors, composite Spanish tile roofs, dual glazed vinyl windows, and a covered entry element with stone veneer siding. The proposed street trees and landscape will be consistent with the adjacent single family home and be comprised of drought tolerant plants to enhance a sustainable design feature.

The project is providing infill development on a remnant, irregularly shaped parcel. Minor deviations to the lot standards have been incorporated into the project design to achieve the allowable density. The project has incorporated additional requirements such as excess open space with each home in accordance with the Planned Development Permit regulations and has been determined to be consistent with the Planned Development Ordinance. The project is consistent in density with adjacent subdivision by providing one dwelling per lot. In addition, the project is proposing an infill design that will incorporate architectural elements that are characteristic of the existing developments in the neighborhood by providing two story single family homes with stucco exteriors. Therefore, the proposed

Attachment 8
Draft SDP/PDP Findings

development is appropriate for this location and will result in a more desirable project than would be achieved if designed in strict conformance with the development regulations of the applicable zone.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Planning Commission, Site Development Permit No. 301546 and Planned Development Permit No. 301545 is hereby GRANTED by the Planning Commission to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Site Development Permit No. 301546 and Planned Development Permit No. 301545, a copy of which is attached hereto and made a part hereof.

William Zounes
Development Project Manager
Development Services

Adopted on: April 17, 2008

Job Order No. 425864

cc: Legislative Recorder, Planning Department

PLANNING COMMISSION
RESOLUTION NO. XXXXXX
TENTATIVE MAP NO. 301543
CHOLLAS ROAD RESIDENCES - **PROJECT NO. 93443**
DRAFT

WHEREAS, CHARLES MERRYMAN, Applicant/Subdivider, and WALTER SCHWERIN, engineer, submitted an application with the City of San Diego for a Tentative Map, No. 301543, for the a six lot subdivision. The project site is located 2949 Chollas Road in the RS-1-7 zone(s) of the Mid-City Community Plan. The project site is legally described as Parcel 3 of Parcel Map No. 15577, in the City of San Diego, County of San Diego, State of California as filed in the office of the County Recorder, County of San Diego;

WHEREAS, Whereas the Map proposes the subdivision of a 0.72 -acre site into 6 lot(s) for residential development (5 residential lots and 1 for private access and utilities); and

WHEREAS, Mitigated Negative Declaration; and

WHEREAS, the project complies with the requirements of a preliminary soils and/or geological reconnaissance report pursuant to the Subdivision Map Act and Section 144.0220 of the Municipal Code of the City of San Diego; and

WHEREAS, on April 17, 2008, the Planning Commission of the City of San Diego considered Tentative Map No. 301543, pursuant to Sections 125.0440 (tentative map) of the Municipal Code of the City of San Diego and Subdivision Map Act Section 66428, received for its consideration written and oral presentations, evidence having been submitted, and heard testimony from all interested parties at the public hearing, and the Planning Commission having fully considered the matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED by the Planning Commission of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. 301543:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan (Land Development Code Section 125.0440.a and State Map Action Sections 66473.5, 66474(a), and 66474(b)).
2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code (Land Development Code Section 125.0440.b).
3. The site is physically suitable for the type and density of development (Land Development Code Section 125.0440.c and State Map Act Sections 66474(c) and 66474(d)).
4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidable injure fish or wildlife or their habitat (Land Development Code Section 125.0440.d and State Map Act Section 66474(e)).

5. The design of the subdivision or the type of improvements will not be detrimental to the public health, safety, and welfare (Land Development Code Section 125.0440.e and State Map Act Section 66474(f)).
6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision (Land Development Code Section 125.0440.f and State Map Act Section 66474(g)).
7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities (Land Development Code Section 125.0440.g and State Map Act Section 66473.1).
8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources (Land Development Code Section 125.0440.h and State Map Act Section 66412.3).
9. That said Findings are supported by the minutes, maps, and exhibits, all of which are herein incorporated by reference.

BE IT FURTHER RESOLVED, that, based on the Findings hereinbefore adopted by the Planning Commission, Tentative Map No. 301543, is hereby granted to CHARLES MERRYMAN, Applicant/Subdivider, subject to the following conditions:

GENERAL

1. This Tentative Map will expire April 17, 2011.
2. Compliance with all of the following conditions shall be assured, to the satisfaction of the City Engineer, prior to the recordation of the Final Map, unless otherwise noted.
3. The Final Map shall conform to the provisions of Planned Development Permit No. 301545 and Site Development Permit No. 301546.
4. The applicant shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, including, but not limited to, any to any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify applicant of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the applicant shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal

counsel in defense of any claim related to this indemnification. In the event of such election, applicant shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and applicant regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the applicant shall not be required to pay or perform any settlement unless such settlement is approved by applicant

AFFORDABLE HOUSING

5. Prior to the issuance of any building permits, the developer shall comply with the Affordable Housing Requirements of the City's Inclusionary Housing Ordinance (Chapter 14, Article 2, Division 13 of the Land Development Code.

ENGINEERING

6. The subdivider shall construct a City standard driveway on Chollas Road. All driveways and curb openings shall comply with City Standard Drawings G-14A, G-16 and SDG-100.
7. The subdivider shall obtain an Encroachment Maintenance and Removal Agreement for the proposed private improvements located in the Chollas Road public right-of-way including; sidewalk, sidewalk underdrain, landscaping and irrigation.
8. All portions of the proposed retaining wall (including the footing) along the Chollas Road street frontage shall be located outside of the public right-of-way.
9. The subdivider shall underground existing and/or proposed public utility systems and service facilities in accordance with the San Diego Municipal Code.
10. The subdivider shall provide a mutual access easement over Lot 6 for the proposed shared private driveway and sidewalk serving lots 1,2,3,4, and 5.
11. The subdivider shall denote on the final map and the improvement plans "Subject to Inundation" all areas lower than the base flood elevation plus 2 feet.
12. The subdivider shall enter into an agreement with the City waiving the right to oppose a special assessment initiated for the construction of flood control facilities and their perpetual maintenance.
13. Fill placed in the Special Flood Hazard Area for the purpose of creating a building pad must be compacted to 95% of the maximum density obtainable with the Standard Proctor Test Fill method issued by the American Society for Testing and Materials (ASTM Standard D-698). Granular fill slopes must have adequate protection for a minimum flood water velocity of five feet per second.

Attachment 9
Draft Tentative Map Findings and Conditions

14. When structures will be elevated on fill, such that the lowest adjacent grade is at or above the Base Flood Elevation (BFE), the applicant must obtain a Letter of Map Revision based on Fill (LOMR-F) prior to occupancy of the building. The developer must provide all documentation, engineering calculations, and fees which are required by FEMA to process and approve the LOMR-F.
15. Prior to the issuance of any construction permit, the subdivider shall enter into a Maintenance Agreement for the ongoing permanent BMP maintenance.
16. Prior to the issuance of any construction permit, the subdivider shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
17. Prior to the issuance of any construction permit, the subdivider shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
18. Prior to the issuance of any construction permit, the subdivider shall incorporate and show the type and location of all post-construction Best Management Practices (BMP's) on the final construction drawings, in accordance with the approved Water Quality Technical Report.
19. The drainage system for this project shall be private and will be subject to approval by the City Engineer.
20. The subdivider shall obtain a bonded grading permit for the grading proposed for this project. All grading shall conform to requirements in accordance with the City of San Diego Municipal Code in a manner satisfactory to the City Engineer.

MAPPING

21. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source will be the California Coordinate System, Zone 6, North American Datum of 1983 (NAD 83).
22. "California Coordinate System means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
23. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map

shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.

- b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of Third Order accuracy or better. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.

SEWER AND WATER

- 24. All proposed sewer facilities serving this development shall be private.
- 25. The developer shall design and construct all proposed private sewer facilities serving more than one lot to the most current edition of the City of San Diego's Sewer Design Guide.
- 26. The developer shall provide evidence, satisfactory to the Metropolitan Wastewater Department Director, indicating that each lot will have its own sewer lateral or provide CC&R's for the operation and maintenance of private sewer facilities that serve more than one lot.
- 27. The developer shall design any proposed public sewer facilities to the most current edition of the City of San Diego's Sewer Design Guide.
- 28. Prior to the issuance of any certificates of occupancy, public water facilities necessary to serve the development, including services, shall be complete and operational in a manner satisfactory to the Water Department Director and the City Engineer.
- 29. The Subdivider agrees to design and construct all proposed public water facilities in accordance with established criteria in the most current edition of the City of San Diego Water Facility Design Guidelines and City regulations, standards and practices pertaining thereto. Water facilities as shown on the approved tentative map shall be modified at final engineering to comply with standards.
- 30. Prior to the issuance of any building permits, the Subdivider shall assure, by permit and bond, the design and construction of new water service(s) as needed, and the removal of any existing unused services, within the Chollas Road right-of-way adjacent to the project site, in a manner satisfactory to the Water Department Director and the City Engineer.

LANDSCAPE

- 31. Prior to issuance of any construction permits for public right-of-way improvements, complete landscape construction documents for right-of-way improvements shall be submitted to the City Manager for approval. Improvement plans shall take into account a

Attachment 9
Draft Tentative Map Findings and Conditions

40 sq-ft area around each tree which is unencumbered by utilities. Driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

TRANSPORTATION

32. Prior to the recordation of the first final map, subdivider shall grant a mutual vehicular and pedestrian access easements along lot 6 for lots 1 through 5, satisfactory to the City Engineer.

INFORMATION:

- The approval of this Tentative Map by the Planning Commission of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC Section 1531 et seq.).
- If the subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), then the subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within 90 days of the approval of this Tentative Map by filing a written protest with the City Clerk pursuant to California Government Code Section 66020.
- Where in the course of development of private property, public facilities are damaged or removed the property owner shall at no cost to the City obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer. Municipal Code Section 142.0607.

PASSED AND ADOPTED BY THE PLANNING COMMISSION OF THE CITY OF SAN DIEGO, CALIFORNIA, ON APRIL 17, 2008

By _____
William Zounes

Attachment 9
Draft Tentative Map Findings and Conditions

Development Project Manager
Development Services Department

Job Order No. 425864

Attachment 10
Community Planning Group Recommendation

Eastern Area Community Planning Committee
2725 55th Street, San Diego, CA 92115

October 10, 2006 Meeting Minutes

Chollas Road Development: Developer Gary Taylor presented plans for single-family homes to be developed with variances for (1) front door location and (2) lot sizes. EACPC sub-committee reviewed plans previously and had some minor concerns but recommended approval.

After discussion, Lee R. motioned to approve subject to straightened Chollas Road curb cut and subject to front door and lot size variances. Cheryl E. seconded. **Motion approved 12-0-0.**

Mark Solomon
Recording Secretary



City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101
(619) 446-5000

OW

Attachment 11
Ownership Disclosure Form

Approval Type: Check appropriate box for type of approval (s) requested. ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☒ Planned Development Permit ☐ Conditional Use Permit
☐ Variance ☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☐ Land Use Plan Amendment • ☐ Other _____

Project Title

CHOLLAS ROAD RESIDENCES

Project No. For City Use Only

93443

Project Address:

CHOLLAS ROAD

Part I - To be completed when property is held by Individual(s)

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter, as identified above, will be filed with the City of San Diego on the subject property, with the intent to record an encumbrance against the property. Please list below the owner(s) and tenant(s) (if applicable) of the above referenced property. The list must include the names and addresses of all persons who have an interest in the property, recorded or otherwise, and state the type of property interest (e.g., tenants who will benefit from the permit, all individuals who own the property). A signature is required of at least one of the property owners. Attach additional pages if needed. A signature from the Assistant Executive Director of the San Diego Redevelopment Agency shall be required for all project parcels for which a Disposition and Development Agreement (DDA) has been approved / executed by the City Council. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Additional pages attached ☐ Yes ☒ No

Name of Individual (type or print):

CHARLES A. MERRYMAN

☒ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

11262 CARROZA COURT

City/State/Zip:

SAN DIEGO, CA 92124

Phone No:

858 278-8587

Fax No:

278-4570

Signature :

[Signature]

Date:

6-1-05

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

Signature :

Date:

Name of Individual (type or print):

☐ Owner ☐ Tenant/Lessee ☐ Redevelopment Agency

Street Address:

City/State/Zip:

Phone No:

Fax No:

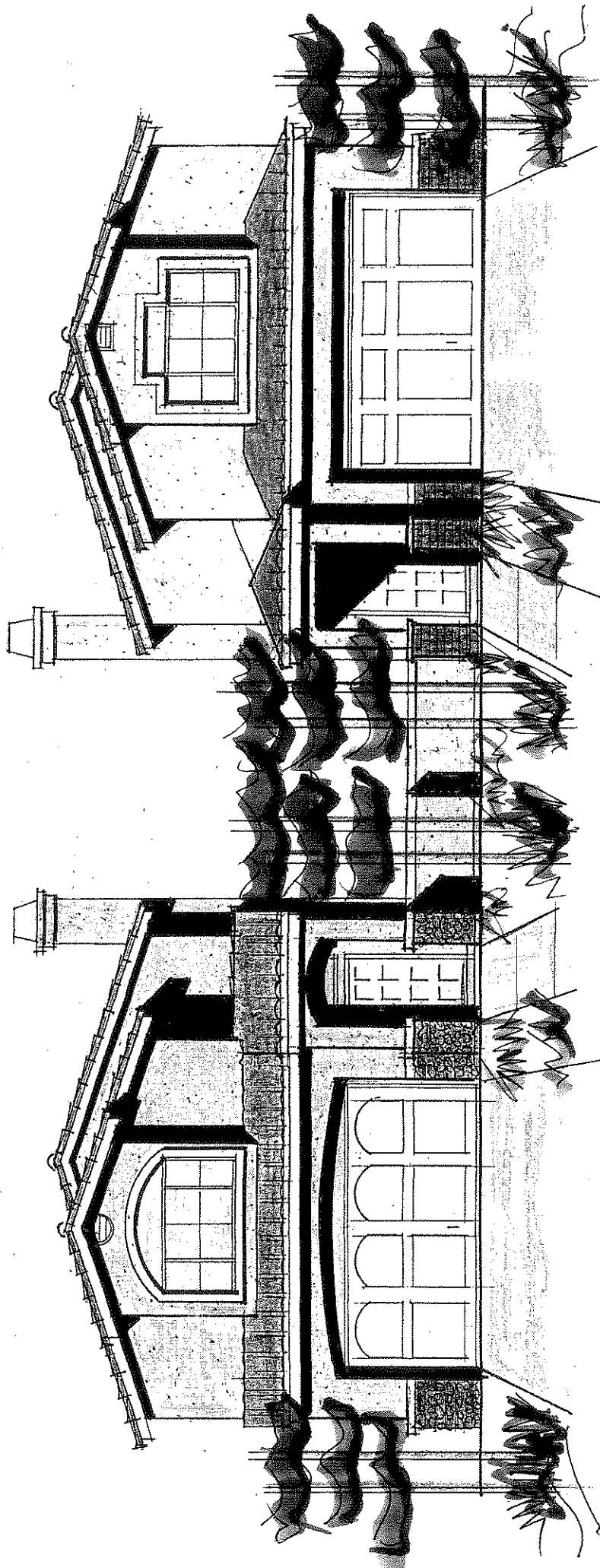
Signature :

Date:

DEVELOPMENT SERVICES
Project Chronology
CHOLLAS ROAD RESIDENCE
PROJECT NO. 93443

Date	Action	Description	City Review Time	Applicant Response
2/3/06	First Full Submittal	Project Deemed Complete & distributed		
3/28/06	First Submittal Assessment Letter out		53 days	
3/12/07	Second Full submittal In	Normal Submittal		349 days from First Assessment Letter
4/18/07	Second Full Submittal Assessment Letter out		37 days	
9/18/07	Third Full submittal In	Normal Submittal		153 days from First Assessment Letter
10/25/07	Third Full Submittal Assessment Letter out		37 days	
1/4/08	Fourth Full submittal In	Normal Submittal		71 days from First Assessment Letter
2/6/08	Fourth Full Submittal Assessment Letter out		33 days	
4/3/08	Planning Commission Public Hearing		57 days	
TOTAL STAFF TIME**			7 months 7 days	
TOTAL APPLICANT TIME**				19 month 3 days
TOTAL PROJECT RUNNING TIME**		From Deemed Complete to PC Hearing	26 months, 10 days	

**Based on 30 days equals to one month.



VIEW FROM PRIVATE ROAD
LOT 1 & 2 LOOKING NORTH LOT 3 & 4 LOOKING SOUTH

PLANNED DEVELOPMENT PERMIT
CHOLLAS ROAD RESIDENCES

N SITE PLAN

PLANNED DEVELOPMENT PERMIT CHOLLAS ROAD RESIDENCES

